

## 2 BUTTONWOOD COURT

MADISON,  
WI

\$3,400,000



### CLASS A MODERN OFFICE SPACE FOR SALE

Elevate your business at 2 Buttonwood Court! Discover a Class A office experience in the prestigious American Center Business Park, ideal for both corporate and medical professionals. With over 30 private offices on the main level and additional spaces on the lower level, this building is designed for growth and innovation. The 50 parking stalls, including 20 heated underground spots, add a touch of convenience and luxury. Upgrade your workspace and make your mark here today!

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Information presented herein is based on estimates and assumptions and is for illustration purposes only. No representation, warranties, or guarantees of any kind are made.

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## BUILDING SPECIFICATIONS

**YEAR BUILT:** 2012  
**SITE SIZE:** 1.53 acres  
**BUILDING SF:** 22,868 SF  
1st Floor: 11,978 SF  
Lower Level: 10,890 SF

- 4,090 GSF - Office and Storage
- 6,800 GSF - Underground Parking



- **Class A** Office Space
- **Location:** American Center Business Park on Madison's Eastside
- **Zoning:** Suburban Employment Center
- **Parking:** 50 stalls
  - Underground Stalls: 20
  - Surface Parking Stalls: 30, sealed in 2020
- **Heated concrete** at main entrance
- **Ceiling Height:** 10' - 15' to drop ceiling
- **Roof:** 2012 - EPDM; gravel ballast
- **Security:** Key card access
- **Building Generator:** 10KW Natural Gas Generator, includes conduit and wire to server room; emergency panel in IT room
- **Internet/Data:** Charter coax and Spectrum fiber
- **Electrical:** 800 amp service
- **HVAC:** (5) rooftop units - 2012; 8.5 ton south; 6.5 ton north; 3.0 ton Conf 1; 5.0 ton Lobby; 3.0 ton Lower Level. Natural gas with VAV electric heat in offices. Electric heat in front entry vestibule.
- **Water Heater:** 2012; 40 gallon natural gas; water softener
- **Foundation:** Standard poured walls/foundation; 1st floor post tension slab - provides add'l height in the Lower Level
- **Sprinklered:** NFPA13
- **Other Amenities:**
  - Building Elevator
  - Building showers in lower level restrooms
  - Conference Room 1 - motorized roller shades
  - Main hallway - lights are sensor activated
  - Server Room has separate A/C
  - Irrigation system



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## PHOTOS





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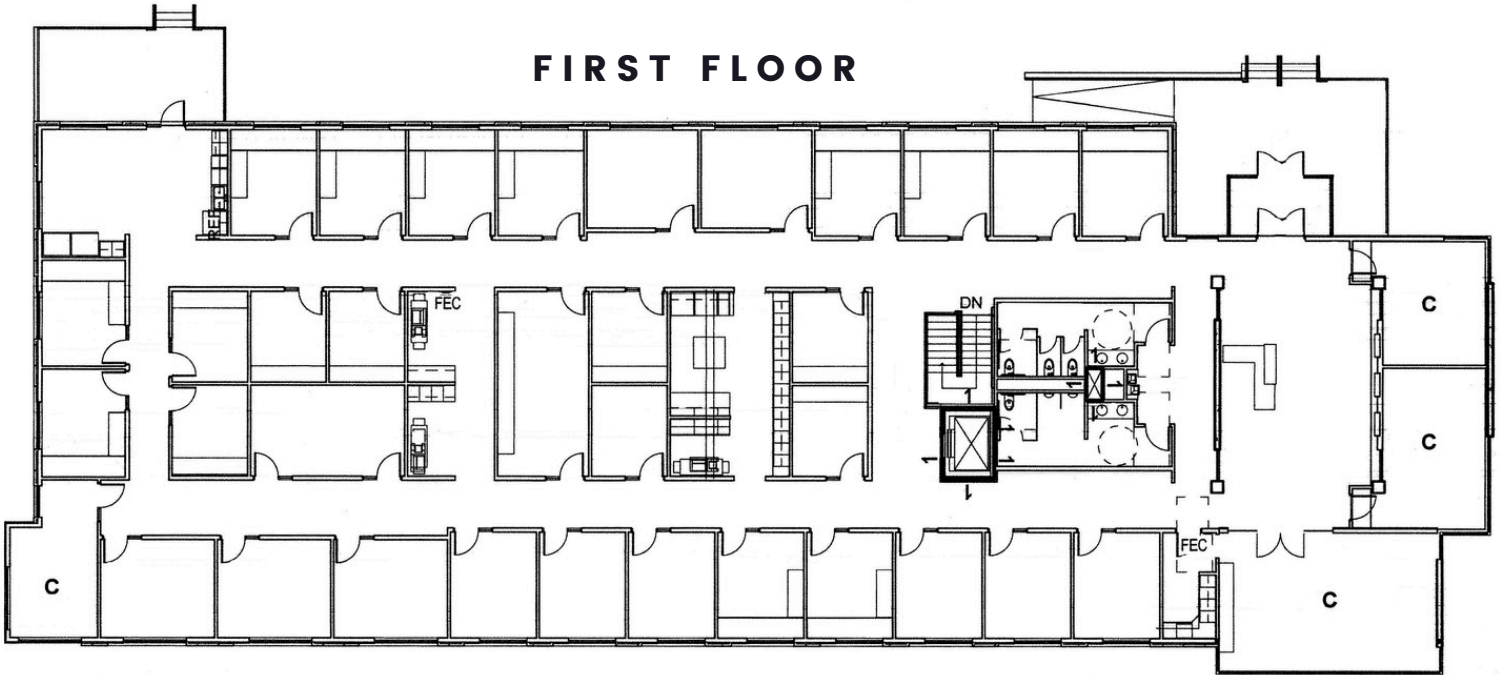
## PHOTOS



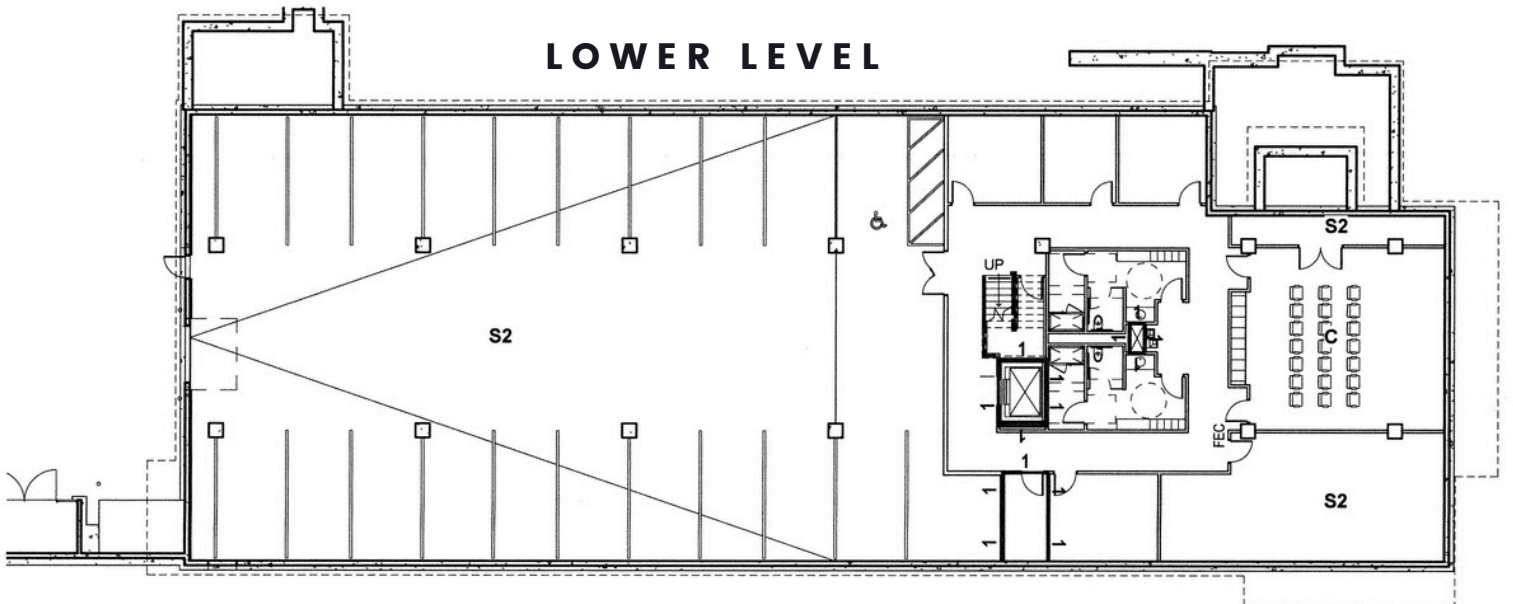
# 2 BUTTONWOOD COURT

## FLOOR PLANS

### FIRST FLOOR



### LOWER LEVEL





# 2 BUTTONWOOD COURT

## LOCATION OVERVIEW

MADISON,  
WISCONSIN



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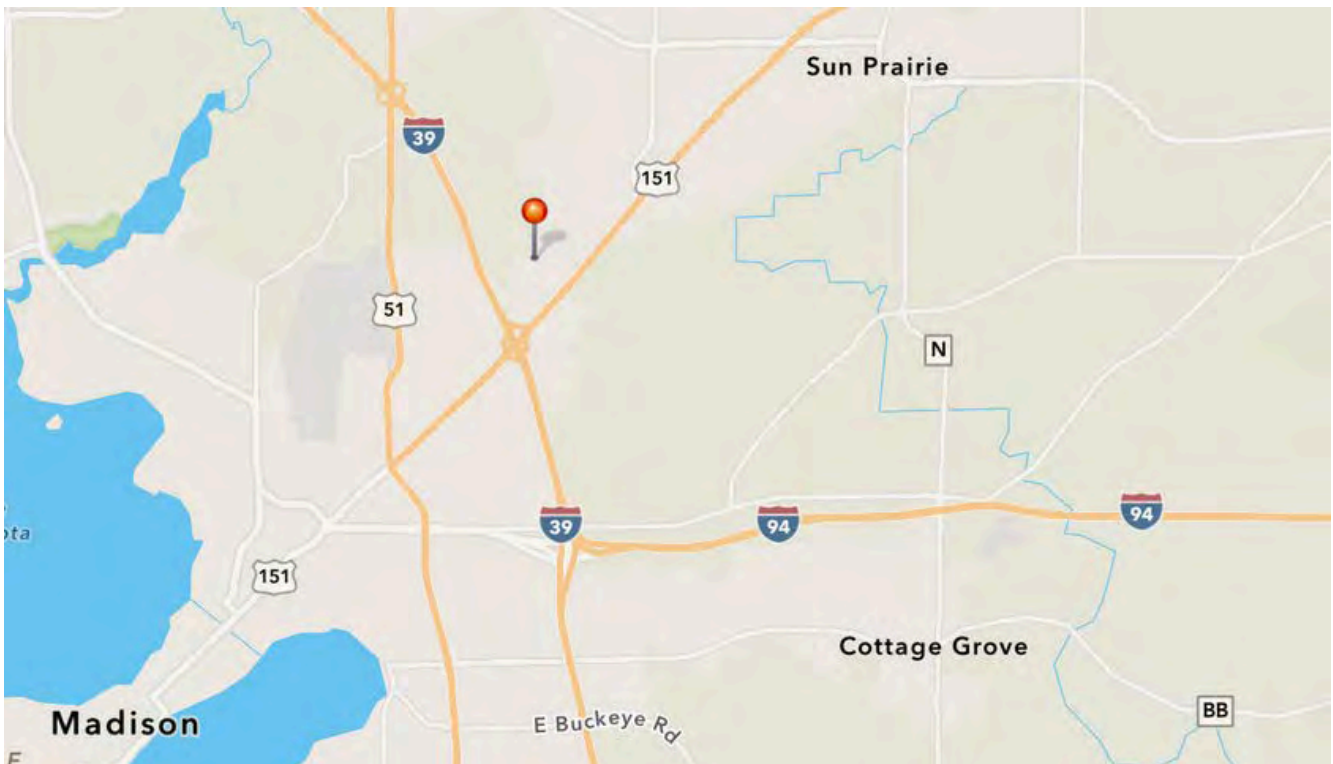
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## SITE PLAN





AREA  
DEMOGRAPHICS

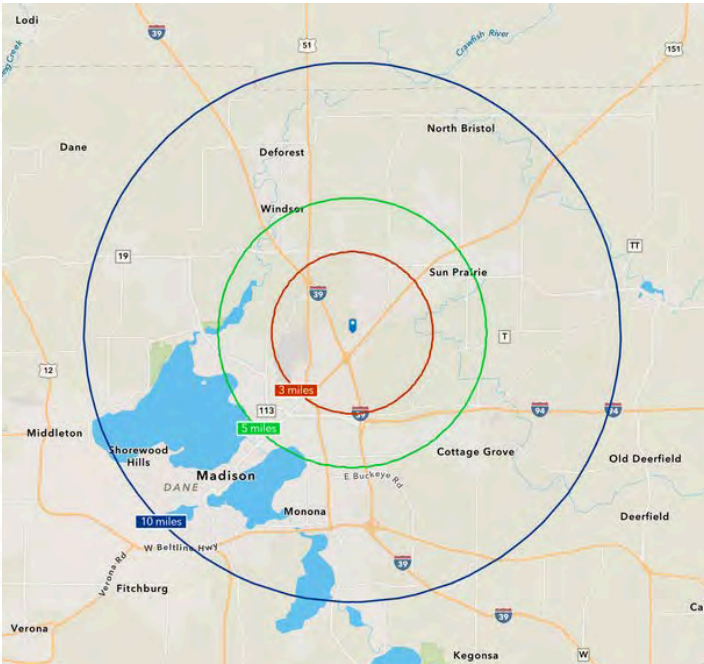
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Population	3 miles	5 miles	10 miles
Male	16,176	58,266	161,297
Female	16,105	59,268	158,973
Total Population	32,281	117,534	320,270

Age	3 miles	5 miles	10 miles
Ages 0-14	5,384	19,968	48,106
Ages 15-24	3,880	13,847	64,202
Ages 25-54	12,860	42,360	109,269
Ages 55-64	3,054	12,943	31,454
Ages 65+	4,325	18,768	44,881

Income	3 miles	5 miles	10 miles
Median	\$82,409	\$81,235	\$79,019
<\$15,000	712	3,123	12,815
\$15,000-\$24,999	1,041	3,647	10,927
\$25,000-\$34,999	1,554	5,288	13,663
\$35,000-\$49,999	1,731	6,484	15,609
\$50,000-\$74,999	3,086	10,997	25,480
\$75,000-\$99,999	1,817	6,669	15,780
\$100,000-\$149,999	2,986	10,879	26,942
\$150,000-\$199,999	683	2,341	7,959
>\$200,000	720	2,458	8,378

Housing	3 miles	5 miles	10 miles
Total Units	15,466	54,555	144,206
Occupied	14,331	51,885	137,553
Owner Occupied	6,594	29,703	69,601
Renter Occupied	7,737	22,182	67,952
Vacant	1,135	2,670	6,653



Source: ESRI 2024





# 2 BUTTONWOOD COURT

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

## BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

## CONFIDENTIAL INFORMATION:

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NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents):  
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(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

## SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone at 608-240-5830.

## DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.



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